

Waterville

BK 6120PG337

32-179

QUITCLAIM DEED
Without Covenant
037077

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that it, CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. § 6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Docket No. WAT-RE-98-44, and in execution of a Judgment of Foreclosure and Order of Sale dated April 21, 1999, in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by CHASE MANHATTAN MORTGAGE CORPORATION whose mailing address is 3415 Vision Drive, Columbus, OH 43219, the receipt and sufficiency of which it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, AND FOREVER QUITCLAIM unto the said Chase Manhattan Mortgage Corporation, its successors and assigns forever, the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to real estate taxes assessed by and due and payable to the town of Waterville, including without limitation real estate taxes for the tax year 1998, and subject to the town of Waterville real estate taxes for the current year, which taxes the Grantee assumes and agrees to pay.

This conveyance is made subject to sewer user fees, including without limitation current sewer user fees, due and payable and/or to become due and payable to Waterville, Maine, which fees the Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Chase Manhattan Mortgage Corporation, its successors and assigns forever.

IN WITNESS WHEREOF, it, the said Chase Manhattan Mortgage Corporation has caused these presents to be signed and its corporate seal to be affixed by S. Merritt its [title] A.V.P. hereunto duly authorized this 15th day of December, 1999.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Chase Manhattan Mortgage Corporation

[Signature]
Witness: Jeff Philp

[Signature]
by its [title] Assistant Vice President
print name Sheree Merritt

STATE OF Ohio
COUNTY OF Franklin

Dec. 15, 1999

Then personally appeared the above-named S. Merritt, the [title] A.V.P. of the said Chase Manhattan Mortgage Corporation and acknowledged the foregoing instrument to be his/her free act and deed, in his/her said capacity, and the free act and deed of the said Chase Manhattan Mortgage Corporation, before me,



[Signature]
Notary Public
print name _____

STEVEN RANDAL KRETZER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 13, 2000

PAW SWORTH THELIN

SCHEDULE A Quit Claim Deed

Chase Manhattan Mortgage Corporation to Chase Manhattan Mortgage Corporation

A certain lot or parcel of land, with the buildings thereon, situate in the City of Waterville, County of Kennebec and State of Maine, and being Lot Numbered Forty-Eight (48) according to a plan of Beverly Hills made for Charles F. Poulin by Harry E. Green, C.E., dated November 29, 1947 and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 80 and 81, to which plan reference is hereby made for a more particular description of the lots herein conveyed.

The above described parcel of land is conveyed subject to the restrictions contained in a warranty deed from Joseph E. Nadeau and Marilyn B. Nadeau to Jerome F. Berard and Marie Berard, dated October 19, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2740, Page 286. Said restrictions will be binding upon said grantees, and all persons claiming or holding under or through said grantees, and said restrictions shall be deemed as covenants running with the title to said land.

Being the same premises conveyed to Jerome F. Berard and Marie Berard by warranty deed from Joseph E. Nadeau and Marilyn B. Nadeau, dated October 19, 1984 and recorded in the Kennebec County Registry of Deeds in book 2740, Page 286.

Being the same premises conveyed by Mortgage Deed dated October 25, 1989 and originally in favor of Fleet Bank of Maine, which mortgage is recorded in the Kennebec County Registry of Deeds in Book 3643, Page 219, a true copy of which is attached hereto as Exhibit A, assigned to Fleet Real Estate Funding Corp. by assignment recorded in said Registry of Deeds in Book 3643, Page 226, assigned to Chase Home Mortgage Corporation by assignment recorded in said Registry of Deeds in Book 4025, Page 31, and assigned to Chase Manhattan Mortgage Corporation by assignment recorded in said Registry of Deeds, and as modified by Loan Modification Agreement recorded in said Registry of Deeds on Book 5595, Page 242, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of Northern Kennebec, Docket No. WAT-RE-98-44, this sale and-transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated April 21, 1999 and pursuant to the Notice of Public Foreclosure Sale published in the Kennebec Journal on August 4th, 11th, and 18th, 1999.

The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

RECEIVED KENNEBEC SS:

1999 DEC 20 AM 10:28

ATTEST: *Harold R. Mann*
REGISTER OF DEEDS